

COMMUNITY DEVELOPMENT
Planning Division




Swink Metropolitan Service Plan and Intergovernmental Agreement

City Council – March 7, 2023

District Organizers: Bromley Land Ventures, LLC
District Counsel: Cockrel Elia Gesne Greher & Ruhland, PC
District Financial Advisor: Piper Sandler & Co.
District Engineers: Innovative Land Consultants, Inc.
City Staff Representative: Emma Lane, Senior Planner - Historic Preservation
City Metro District Counsel: Butler Snow LLP
City Metro District Financial Advisor: Hilltop Securities, Inc.


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Subject Property Location

- The property is generally located north of Bromley Lane, south of Southern Street, and between the South 45th Avenue alignment and South 50th Avenue.



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Background and Purpose

Background


- The Property is zoned R-1-A, R-2, and R-3.
- The Swink Property, to be called Mirasol, also contains an area zoned C-3, but it is not included in the proposed Metro District.

Purpose

- Metro District Application was submitted and reviewed using the City's adopted Model Service Plan.
- The City Council has the authority to approve service plans for special districts that are organized within their boundaries per Article 1, Title 32, Colorado Revised Statutes.

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Review Criteria

- Per the Special District Act, Article 1, Title 32 of the Colorado Revised Statutes, service plans must include the following items:
 - Description of services,
 - Financial information,
 - Preliminary engineering or architectural survey showing how the services are to be provided,
 - Map of boundaries,
 - Estimated population at build-out,
 - Estimated assessed valuation at build-out,
 - General description of facilities to be constructed,
 - Estimated costs of land acquisition, engineering, legal and administrative costs, and costs related to the organization and initial operation of the district,
 - Description and form of any proposed Intergovernmental Agreements (IGAs), and
 - Other information set by State Statutes or required by the approving jurisdiction(s)

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Staff Analysis


The Developer shall fully construct the following City-owned and maintained roads:

- South 45th Avenue** as a Collector street section
- Southern Street** as a Collector street section
- South 50th Avenue** as a Minor Arterial street section
- East Bromley Lane** as a Major Arterial street section



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Staff Analysis

The Developer shall construct water lines within:

- South 45th Avenue**
- South 50th Avenue**

The Developer shall construct sewer lines within:

- South 50th Avenue**
- East Bromley Lane**



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Staff Analysis

The Developer shall construct storm drainage within:

- South 45th Avenue
- Southern Street
- South 50th Avenue
- East Bromley Lane

Aerial Map

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Staff Analysis

The Developer shall also construct the following improvements internal to the site:

- New Streets
- Water Lines
- Sewer Lines
- Storm Drainage
- Landscaping

Metro District Boundary Map

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Analysis and Findings

- ✓ The Service Plan provides:
 - Description of services, financial information, preliminary engineering survey, map of boundaries, estimates on build-out populations and assessed valuations, estimated costs of development and district operation, the description of facilities to be constructed, financial information related to those facilities, and an associated Intergovernmental Agreement (IGA).
- ✓ The submitted service plan aligns with the Model Service Plan adopted by City Council.
- ✓ The Service Plan outlines that the District will need to spend approximately \$33,374,704 million for the installation of infrastructure and will need the borrowing authority of \$50 million.

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Public Notice and Comment

- On February 9:
 - ✓ Written notice was published in the Brighton Standard Blade, in accordance with the CRS.
- On February 17:
 - ✓ Notice was published on the City's Website.
 - ✓ City staff posted information for the public hearing on Facebook and Next Door.
- Planning staff has not received any formal comments in advance of this hearing.

Staff Recommendation

- City Staff is recommending adoption of the resolution approving the service plan for the Swink Metropolitan District and the accompanying intergovernmental agreement as it believes that the proposed service plan meets the requirements of Title 32-1-202(2) C.R.S.

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Options for City Council

- Approve the Resolution as drafted;
- Approve the Resolution with changes;
- Deny the Resolution with specific findings to justify the denial; or
- Continue the item to be heard at a later, specified date if the City Council feels it needs more information to make a determination.

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